DRAFT ZONING CHANGES to implement Mandatory Housing Affordability (MHA)

Solid zones have a typical increase in development capacity.

Hatched zones have a larger increase in development capacity or change in zone type.

(M) MHA requirements apply for a typical increase in capacity

(M1) Higher MHA requirements apply for a larger increase in capacity

(M2) Highest MHA requirements apply for the largest increases in capacity

Residential Small Lot (RSL)
Multifamily (LR/MR/HR)
Neighborhood Commercial (NC)
Commercial (C)

Principle 3b: Provide a transition between higher- and lower-scale zones.

Principle 8a: Neighborhood Commercial zoning supports local priorities for pedestrian-oriented urban design.

Principle 5a: More housing near neighborhood assets like parks and schools.

Principle 11b: Encourage small-scale, family-friendly housing, such as cottages, duplexes, and rowhouses.

Aurora–Licton Springs Residential Urban Village

zoning changes

MHA requirements

zone categories

urban villages

Existing boundary
Draft zoning changes (acres)

<table>
<thead>
<tr>
<th>Proposed zoning</th>
<th>SF 5000</th>
<th>LR1</th>
<th>LR2</th>
<th>LR3</th>
<th>NC-40</th>
<th>C-40</th>
<th>C-65</th>
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<td>31.8</td>
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<td>311.9</td>
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</table>

This table shows the quantity of land, zone by zone, where draft zoning changes to implement MHA would occur. A more detailed analysis of how the draft MHA zoning changes could affect development in each urban village will accompany the full citywide draft next month.
DRAFT ZONING CHANGES to implement Mandatory Housing Affordability (MHA)

Solid zones have a typical increase in capacity.

Hatched zones have a larger increase in capacity or change in zone type.

MHA requirements

(M) MHA requirements apply for a typical increase in capacity.

(M1) Higher MHA requirements apply for a larger increase in capacity.

(M2) Highest MHA requirements apply for the largest increases in capacity.

Zone categories:
- Residential Small Lot (RSL)
- Multifamily (LR/MR/HR)
- Neighborhood Commercial (NC)
- Commercial (C)

Exempt areas:
- Historic Preservation District
- Major Institutions
- Yesler Terrace Master Planned Community

Urban villages:
- Existing boundary

Under current rules for the hatched NC-40 area, the height limit is 65 feet if residential uses occur above 40 feet (SMC 23.47A.012).

Principle 4a: In designated historic districts, do not make zoning changes.

Principle 5a: More housing options near transit.
Key facts

Gross land acres 916
Net land acres (rights-of-way) removed 570
Housing units (2015) 29,619
Renter / owner households 82% / 18%
Average household size 1.45
Jobs (2014) 39,047

Draft zoning changes (acres)

<table>
<thead>
<tr>
<th>Current zoning →</th>
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<th>HR</th>
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<td>23.4</td>
<td>1.7</td>
<td>715.5</td>
</tr>
</tbody>
</table>

This table shows the quantity of land, zone by zone, where draft zoning changes to implement MHA would occur. A more detailed analysis of how the draft MHA zoning changes could affect development in each urban village will accompany the full citywide draft next month.

Creating Midrise (MR) zoning within a short walking distance of the light rail station allows more housing choices near rapid transit.

Along Broadway E, the height limit is 65 feet if residential uses occur above 40 feet. The draft proposal shows NC-75 zoning in this area.
DRAFT ZONING CHANGES to implement Mandatory Housing Affordability (MHA)

Solid zones have a typical increase in development capacity.

Hatched zones have a larger increase in development capacity or change in zone type.

MHA requirements
- **(M)** MHA requirements apply for a typical increase in capacity.
- **(M1)** Higher MHA requirements apply for a larger increase in capacity.
- **(M2)** Highest MHA requirements apply for the largest increases in capacity.

**Principle 6a:** Local input suggests not expanding the urban village further west, where fewer services and amenities exist.

**Principle 6b:** Implement urban village expansions using 10-minute walksheds from frequent transit.

**Principle 6c:** Development in expansion areas should be compatible in scale with existing neighborhood context.

**Principle 8a:** NC zoning and additional height creates an opportunity for a mixed-use “heart” for the neighborhood.

**Principle 6d:** Encourage small-scale, family-frienly housing, such as cottages, duplexes, and rowhouses.

**Principle 3a:** Zone full blocks instead of partial blocks to soften transitions.

**Principle 1b:** Encourage small-scale, family-friendly housing, such as cottages, duplexes, and rowhouses.

**zone categories**
- Residential Small Lot (RSL)
- Multifamily (LR/HR)
- Neighborhood Commercial (NC)
- Commercial (C)

**urban villages**
- Existing boundary
- Proposed boundary
- Seattle 2035 10-minute walkshed

**zoning changes**
- Existing boundary
- Seattle 2035 10-minute walkshed

**Crown Hill**
Residential Urban Village
Key facts

<table>
<thead>
<tr>
<th>Gross land acres</th>
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<tr>
<td>Net land acres (rights-of-way) removed</td>
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<td>Population (2010)</td>
<td>2,459</td>
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<td>Housing units (2015)</td>
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<tr>
<td>Average household size</td>
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<tr>
<td>Jobs (2014)</td>
<td>1,006</td>
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Draft zoning changes (acres)

<table>
<thead>
<tr>
<th>Draft MHA zoning proposal</th>
<th>SF 5000</th>
<th>LR1</th>
<th>LR2</th>
<th>LR3</th>
<th>NC-40</th>
<th>C-30</th>
<th>C-40</th>
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<td>0.3</td>
<td>25.0</td>
<td>277.0</td>
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</tbody>
</table>

This table shows the quantity of land, zone by zone, where draft zoning changes to implement MHA would occur. A more detailed analysis of how the draft MHA zoning changes could affect development in each urban village will accompany the full citywide draft next month.

Neighborhood Commercial 75 (NC-75) zoning in this area responds to local priorities for a mixed-use “heart” for the neighborhood.

Residential Small Lot (RSL) zoning in the urban village expansion area would allow a range of family-friendly housing options compatible in scale with in existing single-family development.
Othello
Residential Urban Village

DRAFT ZONING CHANGES
to implement Mandatory Housing Affordability (MHA)

MHA requirements

- **M** - MHA requirements apply for a typical increase in capacity
- **M1** - Higher MHA requirements apply for a larger increase in capacity
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Zone categories

- Residential Small Lot (RSL)
- Multifamily (LR/MR/HR)
- Neighborhood Commercial (NC)
- Commercial (C)

Urban villages

- Existing boundary
- Proposed boundary
- Seattle 2035
- 10-minute walkshed

Principle 5a: Neighborhood Commercial zoning supports pedestrian-oriented, high-quality urban design.

Principle 5b: Consider using lower zones to transition between commercial and single-family areas.

Principle 6a: Development in expansion areas should be compatible in scale with existing neighborhood context.

Principle 6b: The urban village expansion reflects a 10-minute walkshed.

Principle 6c: Development in expansion areas should be compatible in scale with existing neighborhood context.

Principle A9: Evaluate MHA using a social and racial equity lens. Given the high risk of displacement in Othello, the draft zoning map shows mostly LR1 and RSL in the expansion area.

zoning changes

- Solid zones have a typical increase in development capacity
- Hatched zones have a larger increase in development capacity or change in zone type

MHA requirements

- **M** - MHA requirements apply for a typical increase in capacity
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Principle 5a (more housing options near infrastructure: like transit) suggests LR1 here rather than RSL.

Principle 3b:

- Supports pedestrian-oriented, high-density development in LR1

Historic Preservation

- Major Institutions
- Planned Community

Evaluate MHA using a social and racial equity lens. Given the high risk of displacement in Othello, the draft zoning map shows mostly LR1 and RSL in the expansion area.

Principle 3b: Supports pedestrian-oriented, high-density development in LR1.

Principle 3b: The urban village expansion reflects a 10-minute walkshed.

Principle 6b: Development in expansion areas should be compatible in scale with existing neighborhood context.

Principle 6c: Development in expansion areas should be compatible in scale with existing neighborhood context.

Principle 5a: Neighborhood Commercial zoning supports pedestrian-oriented, high-quality urban design.

Principle 5a: Consider using lower zones to transition between commercial and single-family areas.

Principle 6a: Development in expansion areas should be compatible in scale with existing neighborhood context.

Principle 6b: The urban village expansion reflects a 10-minute walkshed.

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- Existing boundary
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- Commercial (C)

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- Proposed boundary
- Seattle 2035
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Principle 6b: The urban village expansion reflects a 10-minute walkshed.

Principle 6c: Development in expansion areas should be compatible in scale with existing neighborhood context.

Principle A9: Evaluate MHA using a social and racial equity lens. Given the high risk of displacement in Othello, the draft zoning map shows mostly LR1 and RSL in the expansion area.
Key facts

Gross land acres: 377
Net land acres (rights-of-way) removed: 283
Population (2010): 7,267
Housing units (2015): 2,836
Renter / owner households: 69% / 31%
Average household size: 3.05
Jobs (2014): 1,529

Existing zoning

This table shows the quantity of land, zone by zone, where draft zoning changes to implement MHA would occur. A more detailed analysis of how the draft MHA zoning changes could affect development in each urban village will accompany the full citywide draft next month.

Draft zoning changes (acres)

<table>
<thead>
<tr>
<th>Current zoning</th>
<th>SF 5000</th>
<th>LR2</th>
<th>LR3</th>
<th>MR</th>
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<th>NC-65</th>
<th>NC-85</th>
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<th>Total</th>
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<td>Proposed zoning ↓</td>
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</table>

This table shows the quantity of land, zone by zone, where draft zoning changes to implement MHA would occur. A more detailed analysis of how the draft MHA zoning changes could affect development in each urban village will accompany the full citywide draft next month.

The draft map shows Commercial zones becoming Neighborhood Commercial, which encourages more pedestrian-friendly and less auto-oriented urban design.

Othello has a high risk of displacement. Following Principle A.9, the draft map shows mostly RSL in the urban village expansion area, rather than a more intensive zoning change.
South Park
Residential Urban Village

DRAFT ZONING CHANGES
to implement Mandatory
Housing Affordability (MHA)

Solid zones have a
typical increase in
development capacity

Hatched zones have
a larger increase in
development capacity or
change in zone type.

MHA requirements
(M) MHA requirements apply for a
typical increase in capacity
(M1) Higher MHA requirements apply for
a larger increase in capacity
(M2) Highest MHA requirements apply for
the largest increases in capacity

zone categories
- Residential Small Lot (RSL)
- Multifamily (LR/MR/HR)
- Neighborhood Commercial (NC)
- Commercial (C)

urban villages
- Existing boundary

Principle 1b:
Encourage small-scale, family-
friendly housing, such as cottages,
duplexes, and townhouses.

Principle 5a:
More housing near neighborhood
assets like parks and schools.

Principle 3a:
Zone four blocks instead of partial
blocks to soften transitions.

Principle 5b:
Consider diverse zones to help
transition between commercial
and single-family zones.

Principle 6c:
Development in expansion areas
should be compatible in scale
with existing neighborhood
context.

Principle 6d:
Evaluate MHA using a social
and racial equity lens. The draft
zoning map reflects the high risk
of displacement and low access
to opportunity in South Park. RSL
zoning is shown in many existing
single-family areas.

 Principle 6e:
Development in expansion areas
should be compatible in scale
with existing neighborhood
context.

Principle 6d:
Evaluate MHA using a social
and racial equity lens. The draft
zoning map reflects the high risk
of displacement and low access
to opportunity in South Park. RSL
zoning is shown in many existing
single-family areas.

Principle 6d:
Evaluate MHA using a social
and racial equity lens. The draft
zoning map reflects the high risk
of displacement and low access
to opportunity in South Park. RSL
zoning is shown in many existing
single-family areas.

Principle 6d:
Evaluate MHA using a social
and racial equity lens. The draft
zoning map reflects the high risk
of displacement and low access
to opportunity in South Park. RSL
zoning is shown in many existing
single-family areas.
South Park
Residential Urban Village

Key facts

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<tr>
<th>Category</th>
<th>Value</th>
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<td>263</td>
</tr>
<tr>
<td>Net land acres (rights-of-way) removed</td>
<td>184</td>
</tr>
<tr>
<td>Population (2010)</td>
<td>3,448</td>
</tr>
<tr>
<td>Housing units (2015)</td>
<td>1,292</td>
</tr>
<tr>
<td>Renter / owner households</td>
<td>50% / 50%</td>
</tr>
<tr>
<td>Average household size</td>
<td>2.93</td>
</tr>
<tr>
<td>Jobs (2014)</td>
<td>1,232</td>
</tr>
</tbody>
</table>

Draft zoning changes (acres)

<table>
<thead>
<tr>
<th>Current zoning →</th>
<th>SF 5000</th>
<th>LR1</th>
<th>LR2</th>
<th>LR3</th>
<th>NC-40</th>
<th>C-40</th>
<th>C-65</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposed zoning</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>RSL</td>
<td>170.5</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>170.5</td>
</tr>
<tr>
<td>LR1</td>
<td>36.1</td>
<td>3.5</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>39.6</td>
</tr>
<tr>
<td>LR2</td>
<td>3.4</td>
<td></td>
<td>9.1</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>12.5</td>
</tr>
<tr>
<td>LR3</td>
<td></td>
<td></td>
<td></td>
<td>15.5</td>
<td></td>
<td></td>
<td></td>
<td>15.5</td>
</tr>
<tr>
<td>NC-55</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>10.0</td>
<td></td>
<td></td>
<td>10.0</td>
</tr>
<tr>
<td>C-55</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>10.3</td>
<td></td>
<td></td>
<td>10.3</td>
</tr>
<tr>
<td>C-75</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>5.1</td>
<td>5.1</td>
</tr>
<tr>
<td>Total</td>
<td>210.0</td>
<td>3.5</td>
<td>9.1</td>
<td>15.5</td>
<td>10.0</td>
<td>10.3</td>
<td>5.1</td>
<td>263.6</td>
</tr>
</tbody>
</table>

This table shows the quantity of land, zone by zone, where draft zoning changes to implement MHA would occur. A more detailed analysis of how the draft MHA zoning changes could affect development in each urban village will accompany the full citywide draft next month.

Following Principle 5a to create more housing options near parks, the draft map shows Lowrise 1 (LR1) zoning near the South Park Playfield and Community Center.

Principle A.9 directs the City to evaluate MHA with a racial equity lens. Given its high risk of displacement and low access to opportunity, much of South Park is shown with RSL zoning.